



Building/Planning Department
City of Glen Rose, Texas 76043
PH: (254) 897-9373
Fax: (254) 897-7989

Staff Use Only
Date Received: 8/3/23
Fee: 627.00 Paid On: _____

PRELIMINARY PLAT APPLICATION

Address of property: _____

Applicant's Name: Horizon Capital Solutions LLC Date: 8-3-2023

Property Owner Information

Full Name: Horizon Capital Solutions LLC

Address: 111 Skyline Dr Glen Rose Tx 76043

Telephone No: _____ Email: _____

Applicant/Owner's Representative (if not the owner)

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Property Information

Present zoning at site: R1

Form of Ownership of the property: Individual Partnership Corporation

Legal Description of Current Property:

Acres: _____ Lot# _____ Block: _____

Subdivision: _____

Additional Comments/Information

I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

[Signature]
Owner(s) Signature

8-3-2023
Date



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

NOTIFICATION

October 13, 2023

NOTICE OF PUBLIC HEARING VISTA RIDGE PARK FORMERLY ROCK RIDGE ESTATES PHASE II

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on October 25, 2023 before the Planning and Zoning Commission and on November 14, 2023 before the City Council on a request as submitted by Bryan Barnes for owners Horizon Capital Solutions, LLC, to Rezone from R-1 (Single-Family Residential District) to PD (Planned Development) and a Preliminary Plat application for Vista Ridge Park formerly Rock Ridge Estates Phase II, as submitted by Bryan Barnes for owners Horizon Capital Solutions, LLC; also known as Lots 12 thru 38, Block 1, Lots 7 thru 12 Block 3 Lots 1 thru 8, Block 4, Lot 1, Block 5; ROCK RIDGE ESTATES, PHASE II an Addition to the City of Glen Rose Somervell County, Texas, Being 13.13 Acres Situated in the Milam County School Land Survey Abstract No. 135, in the City of Glen Rose, Somervell County, Texas, recorded in Cabinet Two slide 250 Plat Records of the Somervell County real property records.

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. That is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning and preliminary plat requests, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of property referenced above provide written notice of their objection to the issuance of the rezoning request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the City Council members present to approve the request.

You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the bottom of the City's website at www.glenrosetexas.org.

Should you have any questions, please contact us at jodi.holthe@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas

Building, Planning, Code Enforcement Department

P.O. Box 1949, Glen Rose, TX 76043

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: jodi.holthe@glenrosetexas.org

Public hearing, discussion and possible action for a Request to Rezone from R-1 (Single-Family Residential District) to PD (Planned Development) and a Preliminary Plat application for Vista Ridge Park formerly Rock Ridge Estates Phase II, as submitted by Bryan Barnes for owners Horizon Capital Solutions, LLC, also known as Lots 12 thru 38, Block 1, Lots 7 thru 12 Block 3 Lots 1 thru 8, Block 4, Lot 1, Block 5; ROCK RIDGE ESTATES, PHASE II an Addition to the City of Glen Rose Somervell County, Texas; Being 13.13 Acres Situated in the MILAM COUNTY SCHOOL LAND SURVEY ABSTRACT NO. 135; in the City of Glen Rose, Somervell County, Texas, recorded in Cabinet Two slide 250 Plat Records of the Somervell County real property records.

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: _____ DATE: _____

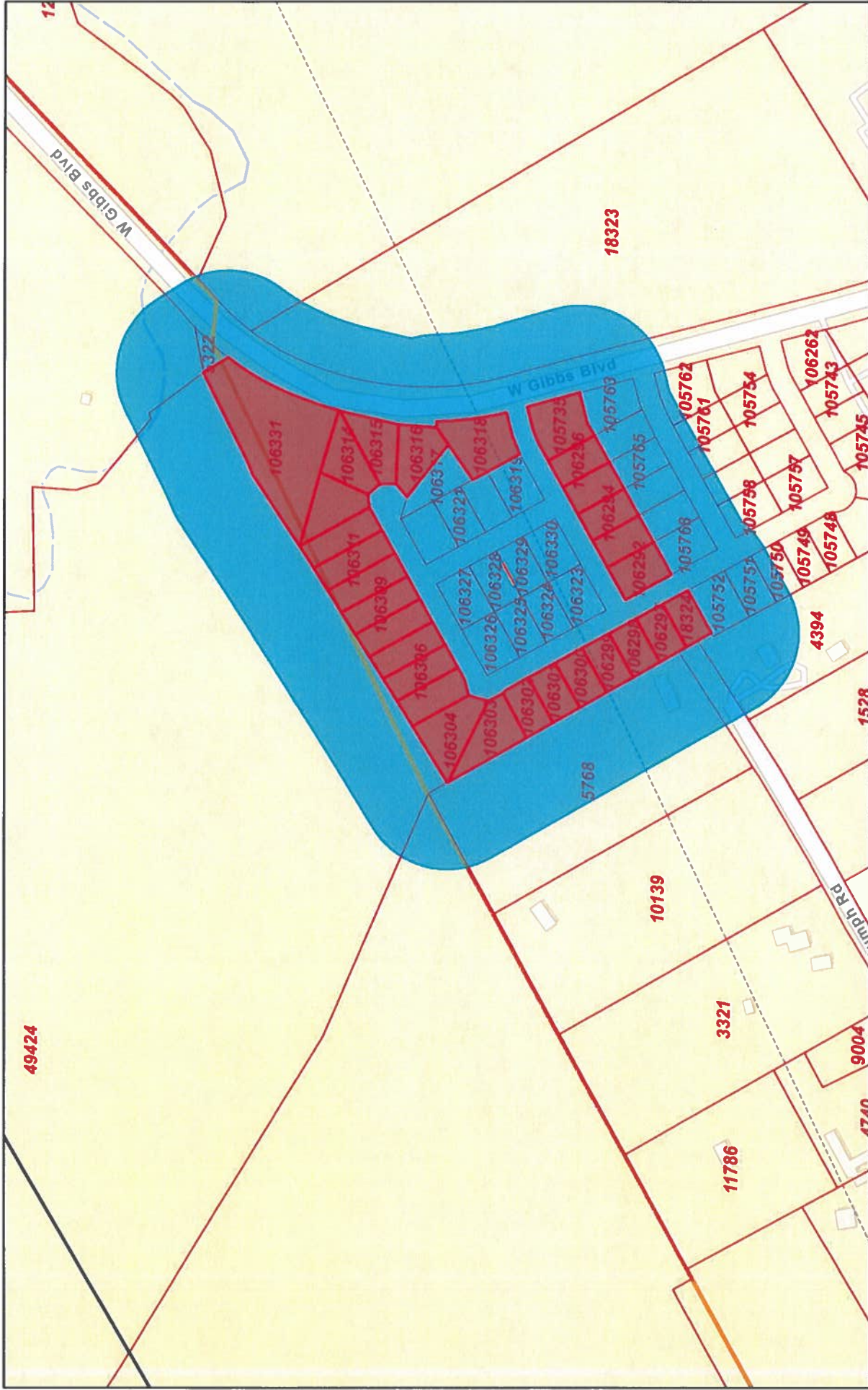
ADDRESS: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Jodi Holthe,
Planning and Zoning (P&Z)

Vista Ridge Park formerly Rock Ridge Phase 2



8/3/2023, 3:03:42 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Abstracts

Override 1

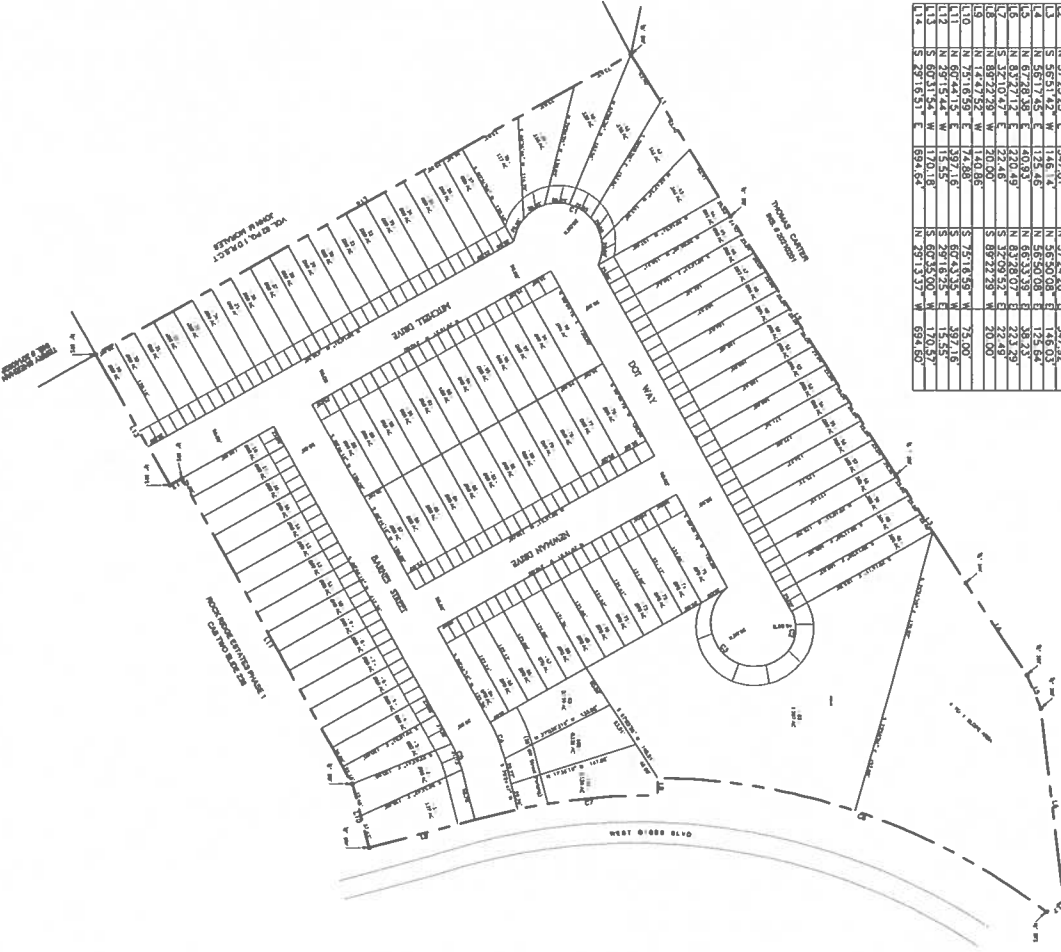
Parcels

City Limits

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, Somervell County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

MARK	BEARING	DISTANCE	CALLED FOR	CALLED FOR	CALLED FOR
C1	S 86°09'08" W	215.74	N 58°08'11" E	215.56	
C2	S 57°23'23" E	317.81	N 57°24'28" E	317.82	
C3	S 65°17'42" E	148.16	N 57°50'08" E	148.03	
C4	N 67°28'38" E	460.83	N 65°33'38" E	38.23	
C5	N 5°27'17" E	220.49	N 8°28'07" E	223.79	
C6	S 86°09'08" W	215.74	S 86°29'52" E	26.00	
C7	S 86°09'08" W	215.74	S 86°29'52" E	26.00	
C8	N 7°16'59" E	174.88	S 75°18'45" E	75.00	
C9	N 57°15'42" W	317.81	S 57°18'45" E	317.81	
C10	S 67°51'54" W	170.18	S 67°51'54" W	170.27	
C11	S 67°51'54" W	170.18	S 67°51'54" W	170.27	
C12	S 67°51'54" W	170.18	S 67°51'54" W	170.27	
C13	S 67°51'54" W	170.18	S 67°51'54" W	170.27	
C14	S 67°51'54" W	170.18	S 67°51'54" W	170.27	
C15	S 67°51'54" W	170.18	S 67°51'54" W	170.27	
C16	S 67°51'54" W	170.18	S 67°51'54" W	170.27	
C17	S 67°51'54" W	170.18	S 67°51'54" W	170.27	
C18	S 67°51'54" W	170.18	S 67°51'54" W	170.27	
C19	S 67°51'54" W	170.18	S 67°51'54" W	170.27	
C20	S 67°51'54" W	170.18	S 67°51'54" W	170.27	



SOMERVELL COUNTY, TEXAS
MILAM CO. SCHOOL LAND SURVEY, Abstract No. 136
 Report of
Rock Ridge Estates, Phase II
 As Shown by Plat Recorded in Plat Cabinet Two Slide 250
 Creating Final Plat of
Vista Ridge Park

FOR RESIDENTIAL PURPOSES ONLY
 All Lots Restricted to One Single Family Dwelling

OWNERSHIP DEDICATION

The owner of the land shown on this plat, whose name is subscribed herein, in person or through duly authorized agent, hereby dedicates to the public forever, all streets, alleys, parks, watercourses, drains, easements and public places herein shown for the considerations and purposes expressed.

Harizon Capital Solutions, LLC Name
 Title Date

STATE OF TEXAS:
 COUNTY OF SOMERVELL:
 Before me, the undersigned authority on this day personally appeared:

Given under my hand and seal on this _____ day of _____, 2023.

Notary Public - Somervell County, Texas
 Date
 Approved by the City of Glen Rose, Texas

Building Official
 Chairman of Planning and Zoning
 Mayor
 Attest, City Secretary



Typical Lot
 Scale 1" = 40'



CERTIFICATE OF RECORD

STATE OF TEXAS:
 COUNTY OF SOMERVELL:
 I, Michelle Reynolds, Clerk of Somervell County, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on this _____ day of _____, 2023 at _____ o'clock, M., in the Official Public Records of said County and in Plat Cabinet _____ Slide No. _____

In testimony whereof, I witness my hand and official seal of office, this the _____ day of _____, 2023.

Michelle Reynolds
 Clerk, County Court
 Somervell County, Texas

FLOOD STATEMENT

Any reference to the 100 Year Flood Plain or Flood Hazard Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding properties of this property. According to the Flood Insurance Rate Map for Somervell County, dated April 3, 1985, Map No. 48423C0040C, this property does not appear to lie within a Special Flood Hazard Area.

General Notes:

- All lots in this subdivision are subject to the following building line setbacks:
 Front Building Line: 25 feet
 Rear Building Line: 20 feet
 Side Building Line: 2.5 feet
- Unless otherwise noted on the final plat, all lots within this subdivision have a 5' public utility and drainage easement along the side lots lines.
- All lots have a 10' public utility easement along any public street frontage.
- 1/2" capped iron rods set stamped "Freemans Engineering" at all corners unless otherwise noted.
- All street right of way to be 50' and roadways to be in accordance with CITY OF GLEN ROSE rules and regulations.
- Subdivision is located in the GLEN ROSE ISD.
- Streets names have been approved by 911.
- All lots have 20' of street parking in front of lots unless otherwise noted.
- Bearings & Distances are derived from G.P.S. observation and are based on the Texas State Plane Coordinate System, NAD 83 North Central Zone (FIPS 4202).
- Freemans Engineering, LLC MAKES NO WARRANTY OR GUARANTEE OF ANY KIND THAT ALL EXISTING UNDERGROUND UTILITIES OR PIPELINES HAVE BEEN IDENTIFIED. THE CLIENT IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO EXCAVATING, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO ADHERE TO THESE INSTRUCTIONS. CLIENTS ARE TO VERIFY IN THE FIELD THAT ALL UTILITIES AND STRUCTURES ARE ABOVE AND BELOW GROUND BEFORE EXCAVATION OR CONSTRUCTION.
- A set of Field Notes of even data accompanies this plat.

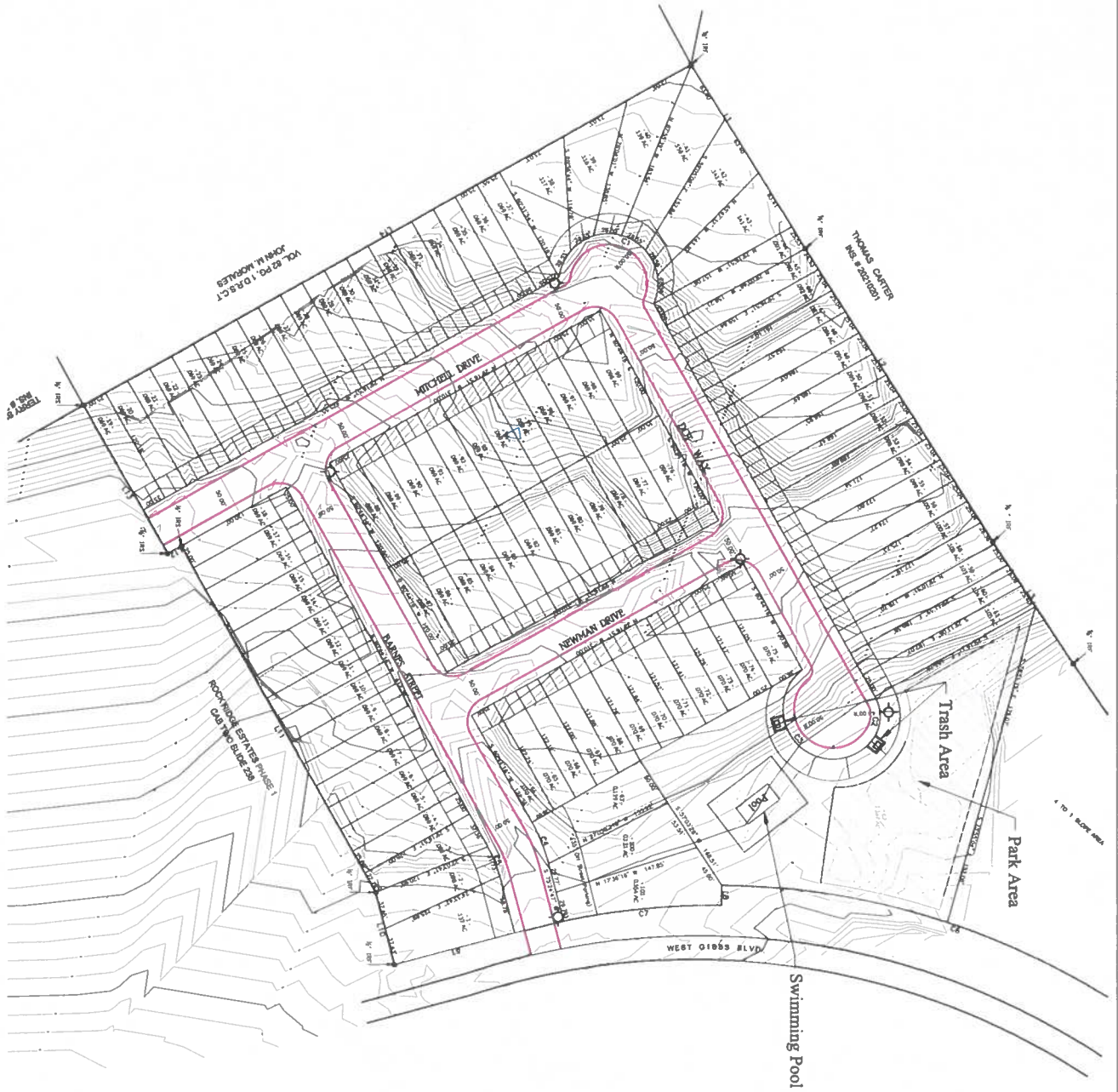
SOMERVELL COUNTY, TEXAS
 MILAM CO. SCHOOL LAND SURVEY, Abstract No. 136
 Report of
 Rock Ridge Estates, Phase II
 As Shown by Plat Recorded in Plat Cabinet Two Slide 250
 Creating Final Plat of
 Vista Ridge Park

Civil Engineering Consultants
 6534 HWY 19 SOUTH - Dallas, Texas 75251
 TEL: 972-382-1100
 FAX: 972-382-1101
 WWW: www.rentress.com

I, BLAINE WOODRIDGE, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3942, DECLARE THAT THE PLAT SHOWN HEREBY REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE SURVEY WAS COMPLETED ON OCTOBER 2, 2023 AND THAT THE SURVEY COMPLETION DATE STANDS AS EVIDENCE OF THE DATE OF SURVEY.

STATE OF TEXAS:
 COUNTY OF SOMERVELL:
 I, Michelle Reynolds, Clerk of Somervell County, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on this _____ day of _____, 2023 at _____ o'clock, M., in the Official Public Records of said County and in Plat Cabinet _____ Slide No. _____

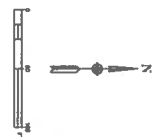
THIS PLAT IS NOT VALID WITHOUT A RAISED OR RED SEAL



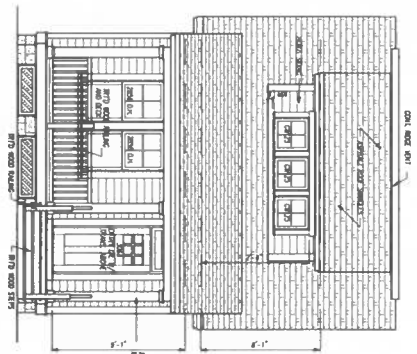
Overall Layout Park
Pool and Trash Area
Sheet 3

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Vista Ridge Park - Proposed Subdivision
Job No. 23419

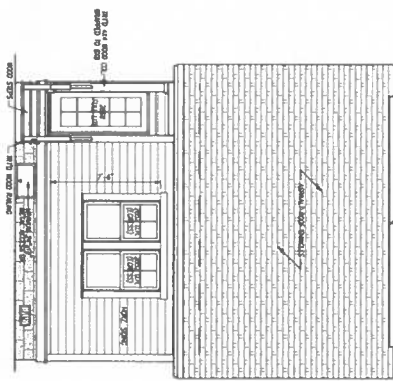


RENTRESS ENGINEERING, L.L.C.
Civil Engineering Consultants
6504 Hwy. 19 S.
Allen, Texas 75013
Texas State Professional Engineer License Number
F-11794



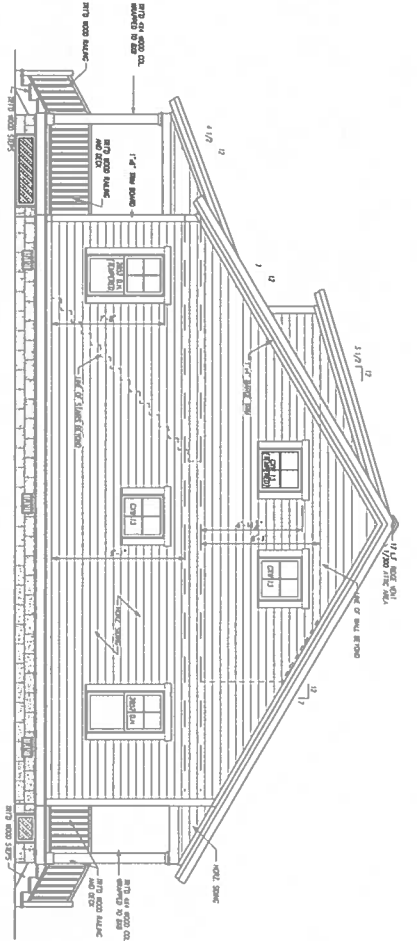
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



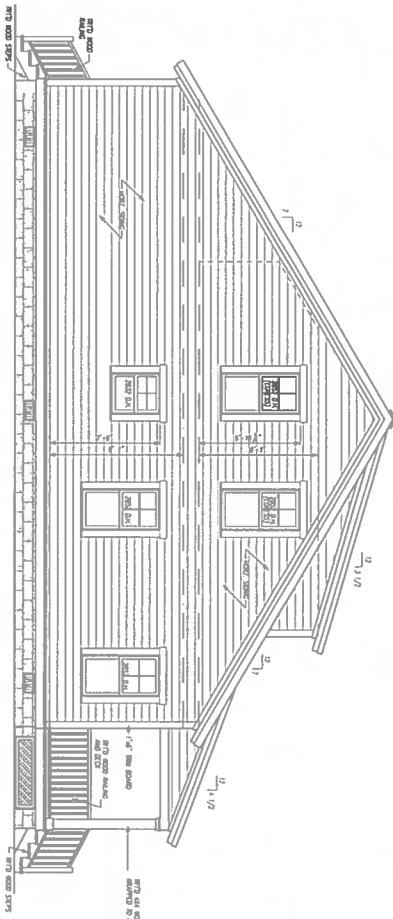
REAR ELEVATION

SCALE: 1/4" = 1'-0"



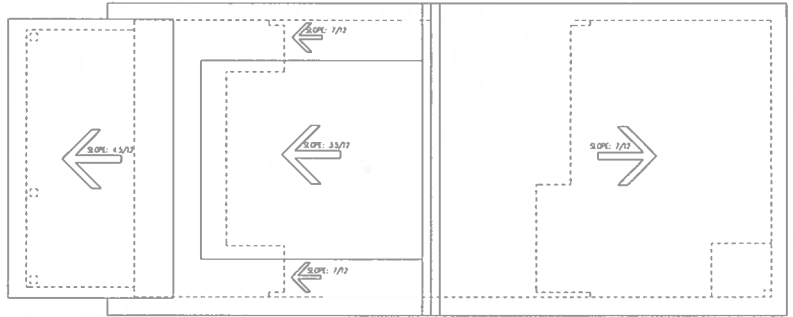
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



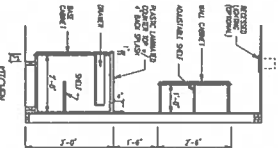
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



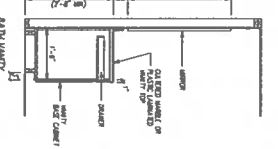
ROOF PLAN

SCALE: 1/4" = 1'-0"



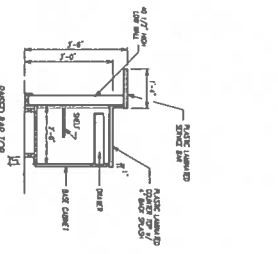
TYPICAL CABINET DETAIL

SCALE: 1/2" = 1'-0"



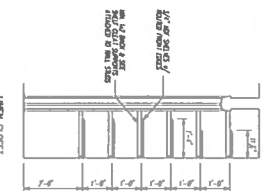
BATH VANITY

SCALE: 1/2" = 1'-0"



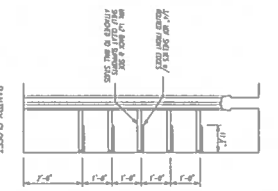
TYP. SERVICE BAR DETAIL

SCALE: 1/2" = 1'-0"



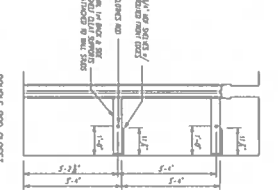
TYPICAL SHELVING DETAIL

SCALE: 1/2" = 1'-0"



PAENTRY CLOSET

SCALE: 1/2" = 1'-0"



CLOSET SHELVING DETAIL

SCALE: 1/2" = 1'-0"



4355 BOWEN RD
 SUITE 100
 WOODBRIDGE, VA 22192
 703-948-9400
 WWW.DOWNHOMEPANS.COM

DATE: REVISIONS

PORTFOLIO PLAN
 PROJECT NAME: HOME COMING
 COPYRIGHT RELEASED FOR:
 ONE-TIME USE ONLY

ELEVATIONS

SHEET: A-2 OF 2
 DATE: SEPTEMBER 20, 2012
 SCALE: As Shown
 DRAWN BY: DGA & BMA 4/13
 CHECKED BY:

FIELD NOTES

**Milam County School Land Survey A-135
Somervell County, Texas**

13.126 Acres

Being a called 13.13 acre tract which was part of a called 20.82 acre tract recorded in Instrument# 20090830 Official Public Records Somervell County Texas (OPRSCT) and being the same land as shown by a called 13.13 acre tract, Rock Ridge Estates Phase II final plat recorded in Cabinet Two slide 250 Plat Records Somervell County Texas (PRST) and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set at the south corner of the called 13.13 acre tract, the west corner of Rock Ridge Estates Phase I as shown by Plat Recorded Cabinet Two Slide 230 (PRST), at the East corner of the John M Morales tract recorded in Volume 82 Page 1 Deed Records Somervell County, Texas (DRSCT) and the North corner of the Terry Sheehan Tract Recorded in the Instrument#20140828 (OPRSCT);

North 67°28'38" East a distance of 40.93 feet THENCE North 29°16'51" West, a distance of 694.64 feet to a 5/8" iron rod found at the South corner of the Thomas Carter tract recorded in instrument# 20210201 (OPRSCT) and the west corner of the called 13.13 acre tract;

THENCE along the Northwest line of the called 13.13 acre tract as follows: North 58°09'08" East a distance of 215.74 feet to a 5/8" iron rod found for corner North 57°23'23" East a distance of 347.81 feet to a 5/8" iron rod found North 56°51'42" East a distance of 146.14 feet to a 5/8" iron rod found, North 56°17'45" East a distance of 125.46 feet to a 5/8" iron rod found, North 67°28'38" East a distance of 40.93 feet to a 5/8" iron rod and North 83°27'12" East a distance of 220.45 feet to a 5/8" rod found at the Northern Northeast corner of the called 13.13 acre tract;

THENCE South 32°10'47" East, a distance of 22.46 feet to a ½" iron rod set at the southern Northeast corner of the 13.13 acre tract and in the Northwest margin of West Gibbs Boulevard, 60 feet from its centerline;

THENCE Along the Northwest margin of West Gibbs Boulevard around a curve to the left having a central angle of 36°44'43, a radius of 741.27 feet, a distance of 475.36 feet (Long Chord = South 18°58'35" West 467.26 feet) to a ½" iron rod set at a change in row, 60.00 feet from the centerline;

THENCE South 89°22'29" East a distance of 20.00 feet to a ½" iron rod set at a change in row, 40.00 feet from the centerline;

THENCE Continuing along the West margin of West Gibbs Boulevard and a curve to the left having a central angle of 15°14'43, a radius of 721.27 feet, a distance of 191.91 feet, (LC= South 07°01'13" East 191.35 feet to a ½" iron rod set;

THENCE South 14°47'52" East along West Gibbs Boulevard, a distance of 140.86 feet to a ½" iron rod found at the East corner of the called 13.13 acre tract and the North corner of Rock Ridge Estate Phase I;

THENCE Along the Southeast line of thof13.13 acre tract and the Northwest line of Rock Ridge Estate Phase I as follows: South 75°23'27" West a distance of 74.88 feet to a ½" iron rod found, South 60°44'15" West a distance of 397.16 feet to a ½" iron rod set in the Northeast margin of Mitchell Drive, South 29°15'44" East a distance of 15.55 feet to a ½" iron rod set in the Northeast margin of Mitchell Drive and South 60°31'54" West a distance of 170.18 feet to a Point of Beginning and Containing 13.126 acres;

Note:

- 1.) A plat of an even date accompanies this description.
- 2.) Bearings are based on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone.

Surveyor's Certificate:

I, Billy D. Murphree, Texas Registered Professional Land Surveyor No. 3962, do hereby certify that the above description is true and correct to the best of my knowledge, and that the property described herein was determined by a survey made on the ground and under my direct supervision.

Witness my hand and seal at Athens, Texas on this 15th day of July 2023 A.D.

Billy D. Murphree
Texas Registered Professional Land Surveyor No. 3962
Frentress Engineering LLC,
6504 HWY 19 South
Athens, Texas 75751 (903) 904-5046
TBPLS Firm # 10194799

Rezoning and Preliminary Plat
Vista Ridge Park formerly Rock Ridge Phase II

1. Horizon Capital Solutions LLC
111 Skyline Dr
Glen Rose, TX 76043
R105763, R105762 & R18323
2. Laudermill Properties II LLC
PO Box 1126
Glen Rose, TX 76043
R105752, R105751, R105750, R105768, R105767, R105766 & R105765
3. Park Ridge Homes Inc.
1126 Eagles Bluff Dr
Weatherford, TX 76087
4. Homebound Technologies, Inc
1 Letterman Dr
San Francisco, CA 94129
5. Padron Homes LLC
8231 Hayworth Hwy
Granbury, TX 76048
R105759, R105760 & R105761
6. Rojelio & Jennifer Montoya
PO Box 2856
Glen Rose, TX 76043
7. John M Morales etux
405 Tom Rumph Rd
Glen Rose, TX 76043
8. Terry & Gloria Sheehan
406 Tom Rumph Rd
Glen Rose, TX 76043